

ZONING AND BUILDING AGENDA

SEPTEMBER 4, 2003

The Zoning and Building Agenda Poll dated August 1, 2003 was approved by poll on August 4, 2003. In accordance with Rule 4-2(c), the vote on the poll taken 8-4-03 is as follows: 16 Yeas; and 1 Present. Commissioner Hansen voted present on Communication Number 260670.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

210548 DOCKET #6523 – KINGSPORT, INC., Owner, P.O. Box 948, Orland Park, Illinois 60462, Application No. (SU-97-02;Z97014). Submitted by David B. Sosin, Attorney at Law, 11800 South 75th Avenue, Suite 300, Palos Heights, Illinois 60463. Seeking a SPECIAL USE in the R-3 Single Family Residence District for a Planned Unit Development in Section 7 of Orland Township. Property consists of approximately 40 acre tract of land located approximately 1200 feet east of Will Cook Road and approximately 1280 feet south of 143rd (via private entrance/easement) in Orland Township. Intended use: A 24-lot single family Planned Unit Development.
RECOMMENDATION: That the applicant's request for a one-year extension of time be granted.

247572 DOCKET #7224 & 7225 - SALLY A. ROHS, Owner, 203 Bartlett Road, Barrington, Illinois 60010, Application (No. SU-21-20; Z01134). Submitted by Richard Miyazaki, Dean Strom & Robert Grassly, Contract Purchasers, 2623 Mitchell Drive, Woodridge, Illinois 60517. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District to operate a landscape business including the storing of pick-up trucks, growing of plant material and the outdoor storage of plant material, soil, mulch, sand and rock and an office to be located in an existing single family residence (if companion Variance to reduce front yard setback is granted) in Section 21 of Barrington Township. Property consists of approximately 3.14 acres located on the northwest corner of Penny Road and Route 59 (Sutton Road) in Barrington Township. Intended use: Storing of pick-up trucks, growing of plant material, storing of plant material, soil, mulch, sand and rock, existing building to house office.
RECOMMENDATION: That the applicant's request for a six-month extension of time be granted.

248902 DOCKET #7243 7423 - RALPH AND RUTH KOTTKE, Owners, 238 West Lincoln Street, Barrington, Illinois 60010, Application (No. MA-22-02; Z02011). Submitted by Schain, Barney, Ross & Citren, 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-1 Single-Family Residence District (~~for property zoned R-2 Single-Family Residence District~~) to the R-3 Single Family Residence District for A Planned Unit Development (if granted under companion SU-22-04) for fourteen (14) single family homes in Section 22 of Barrington Township. Property consists of approximately 21 acres located on the south side of Algonquin Road, approximately 1100 feet west of Stover Road in Barrington Township. Intended use: For fourteen (14) upscale single-family homes.

RECOMMENDATION: That application be granted.

248903 DOCKET #7244 - RALPH AND RUTH KOTTKE, Owners, 238 West Lincoln Street, Barrington, Illinois 60010, Application (No. SU-22-04; Z02012). Submitted by Schain, Barney, Ross & Citren, 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE from the R-3 Single Family Residence District (if granted under companion MA-22-01) for fourteen (14) single family homes in Section 22 of Barrington Township. Property consists of approximately 21 acres located on the south side of Algonquin Road approximately 1100 feet west of Stover Road in Barrington Township. Intended use: For the construction of fourteen (14) upscale single family homes on minimum lot sizes in excess of 40,000 square feet.
RECOMMENDATION: That application be granted.

Commissioner Goslin, seconded by Commissioner Peraica, moved to defer communication numbers 248902 and 248903 at the July 1, 2003 meeting, so that the Village of South Barrington can have the thirty days it is entitled to for reviewing the recommended findings. The motion carried.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:

- 252174 DOCKET #7306 – CHICAGO TITLE & TRUST COMPANY, T/U/T 10-683-22 AND MICHAEL G. GAYDOS AND MERRILEE A GAYDOS, Owners, 26001 Mary Road, Garden Prairie, Illinois 61038-9653, Application (No. SU-02-02). Submitted by Domenick Fragale and Joseph Samperi, 1301 Mulberry Lane, Mount Prospect, Illinois 60056. Seeking a SPECIAL USE in the R-4 Single Family Residence District for the operation of a storage facility for the parking of vehicles, trucks and trailers and equipment, and to build a storage facility not to exceed 8,000 square feet and construct fencing on the perimeter of the property in Section 36 of Wheeling Township. Property consists of approximately 2+ acres, legal description submitted and made a part hereof. Intended use: Operation of a storage facility for the parking of vehicles, trucks, trailers and equipment, and to build a storage facility not to exceed 8,000 square feet and construct fencing on the perimeter of the property.
RECOMMENDATION: That application be granted with conditions.

- 256923 DOCKET #7394 – MICHAEL J. FISHER, Owner, 431 Princeton, Villa Park, Illinois 60181, Application (No. A-02-03; Z02131). Submitted by same. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-5A Residential Transition District to build three (3) single-family residences in Section 29 of Leyden Township. Property consists of approximately 0.46 of an acre located on the south side of Schubert Avenue, approximately 298 feet west of Geneva Avenue in Leyden Township. Intended use: For three (3) single-family residences. **RECOMMENDATION:** That application be granted with conditions.

Commissioner Peraica, seconded by Vice Chairman Steele, moved to grant an extension of time at the July 1, 2003 meeting, on communication number 256923 until the meeting of September 4, 2003. The motion carried.

- 256924 DOCKET #7395 – GALLAGHER ASPHALT, Owner, 18100 Indiana Avenue, Thornton, Illinois 60476, Application (No. SU-02-07; Z02144). Submitted by Thomas J. Murphy, 111 West Washington, Suite 1920, Chicago, Illinois 60602. Seeking a SPECIAL USE, in the R-4 Single Family Residence District for the storage of commercial vehicles and various types of construction equipment with no improvements to the property in Section 4 of Bloom Township. Property consists of approximately 4.386 acres located on the east side of Vincennes Road approximately 709 feet south of 183rd Street in Bloom Township. Intended use: storage of commercial vehicles and various types construction equipment. **RECOMMENDATION:** That application be granted with conditions as set forth.

- 258590 DOCKET #7453 - ANNA PLEWA, Owner, 12683 Archer Avenue, Lemont, Illinois 60439, Application (No. A-03-01; Z03006). Submitted by same. Seeking a MAP AMENDMENT from the R-3 Single-Family Residence District to the R-4 Single-Family Residence District to subdivide the property for one (1) new single-family residence in Section 27 of Lemont Township. Property consists of approximately 1.09 acres located on the south side of Archer Avenue, approximately 25 feet east of Castlewood Drive in Lemont Township. Intended use: For one (1) new single-family residence. **RECOMMENDATION:** That application be granted.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:

258600 DOCKET #7454 - DENNIS J. HALIK, Owner, 5051 South Central Avenue, Chicago, Illinois 60638, Application (No. SU-03-01). Submitted by Thaddeus J. Turek, 2545 North 76th Avenue, Elmwood Park, Illinois 60707. Seeking a SPECIAL USE, UNIQUE USE in the C-5 Commercial Transition District for the construction of a detached two-car frame garage for residential use by the owner (and resident) of existing single- family residence in Section 9 of Stickney Township. Property consists of approximately .14 of an acre, located on the east side of Central Avenue approximately 97 feet north of 51st Street in Stickney Township. Intended use: Detached two-car frame garage for existing residential use. **RECOMMENDATION: That application be granted.**

259605 DOCKET #7506 – REALEN HOMES, LP, Owner, 1628 Colonial Parkway, Inverness, Illinois, 60067, Application (No. SU-03-05-Z03090). Submitted by same. Seeking SPECIAL USE, in the R-5 Single Family Residence District and R-6 General Residence District (If granted under companion A-03-04) for a Planned Unit Development of 218 single family homes and 121 townhomes with open space in Section 30 of Hanover Township. Property consists of 125.80 acres located on the northwest corner of West Bartlett Road and Gifford Road in Hanover Township. Intended use: single family homes and townhomes.

259606 DOCKET #7507 – REALEN HOMES, LP, Owner, 1628 Colonial Parkway, Inverness, Illinois, Application (No. A-03-04; Z03089). Submitted by same. Seeking a MAP AMENDMENT from the I-1 Restricted Industrial District and the I-2 General Industrial District, R-5 Single Family Residence District and the R-6 General Residence District for a Planned Unit Development (if granted under companion SU-03-05) for a 218 single family homes and 121 townhomes with open space in Section 30 of Hanover Township. Property consists of approximately 125.80 acres, located at the northwest corner of West Bartlett Road and Gifford Road in Hanover Township. Intended use: Single family homes and townhomes. **RECOMMENDATION: The above applications have been withdrawn by the applicant.**

260670 DOCKET #7468 – J. JANKOVEC, Owner, Application: Variation to reduce the lot area from the minimum required 40,000 square feet to 39,947 square feet (existing); to reduce the lot width from the minimum required 150 feet to 109.5 feet (existing); to reduce the right interior side yard from the minimum required 15 feet to 7 feet (existing accessory); and to reduce left interior side yard setback from 15 feet to 5.42 feet (existing principal) for a two-story addition to property served by well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.91 of an acre, located on the south side of West Center Road, approximately 513 feet east of Quentin Road in Palatine Township. **Recommendation: That variation application be granted.**

*The above application docket #7468 was previously approved by poll on 8/4/03.

PLAT

261140 PLAT OF SUBDIVISION, Subject: Longrack Estates Subdivision, being a Subdivision in the Northwest quarter of the Southwest quarter of Section 6, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois in unincorporated Orland Township. Located on the southeast corner of 139th Street and Will-Cook Road in unincorporated Orland Township. The County Map Department has investigated the above-mentioned Plat of Subdivision and finds that it meets with the requirements of the Highway Department, Zoning and Subdivision regulations and that this Plat is in compliance with the Cook County Subdivision Manual, passed on April 18, 1961. The Plat of Subdivision has been checked with the Hydrologic Investigators Atlas published by the U.S. Geological Survey. **Recommendation: That the plat be approved.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:

- 261141 DOCKET #7362 – M. & K. KADZIOLKA Owners, Application: Variation to reduce right interior side yard setback from the required 15 feet to 3 feet for a detached garage in the R-4 single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the west side of Crest Avenue, approximately 721 feet south of Howard Street in Elk Grove Township. **Recommendation: That variation application be granted.**
- 261142 DOCKET #7376 - J. GEORGIEVSKI, Owner, Application: Variation to reduce the lot width from the required 150 feet to 99 feet (existing) and to reduce the lot area from the required 40,000 square feet to 12,701 square feet (existing) for a single family residence to be served by private sewage system and well in the R-4 Single Family Residence District. This is the typical lot size in this area. The subject property consists of approximately 0.29 of an acre, located on the southeast corner of 156th Street and 116th Avenue in Orland Township. **Recommendation: That variation application be granted.**
- 261143 DOCKET #7402 - M. LUDZIA, Owner, Application: Variation to reduce the left and right interior side yard setbacks from the required 10 feet to 7.5 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.16 of an acre, located on the north side of 74th Place, approximately 125 feet west of Nottingham Avenue in Stickney Township. **Recommendation: That variation application be granted.**
- 261144 DOCKET #7403 - M. LUDZIA, Owner, Application: Variation to reduce the left and right interior side yard setbacks from the required 10 feet to 7.5 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.16 of an acre, located on the north side of 74th Place, approximately 175 feet west of Nottingham Avenue in Stickney Township. **Recommendation: That variation application be granted.**
- 261145 DOCKET #7413 - R. LIOTTI, Owner, Application: Variation to reduce both interior side yard setbacks from the required 15 feet to 11 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.59 of an acre, located on the east side of Thorntree Lane, approximately 594 feet north of Algonquin Road in Palatine Township. **Recommendation: That variation application be granted.**
- 261146 DOCKET #7457 – F. SIMEK, Owner, Application: Variation to reduce the lot area from the required 20,000 square feet to 16, 200 square feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the west side of 54th Street, approximately 125 feet east of Howard Avenue in Lyons Township. **Recommendation: That variation application be granted.**
- 261147 DOCKET #7474 - COUNTY OF COOK, Owner, Application: Variation to increase height of wireless telecommunication tower from the maximum allowed height of 150 feet to 260 feet for police and emergency communications in the P-1 Public Land District. The subject property consists of approximately 38.06 acres, located 400 feet south of 159th Street, approximately 300 feet west of Central Avenue of Bremen Township. **Recommendation: That variation application be granted.**
- 261148 DOCKET #7498 - R. POWERS, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 5 feet for an existing shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.33 of an acre, located on the southeast corner of Glendale Road and Linneman Street in Northfield Township. **Recommendation: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:

- 261149 DOCKET #7499 - E. BOCK, Owner, Application: Variation to reduce right interior side yard setback from the required 15 feet to 5 feet for an existing shed in the R-4 Single Family Residence District. The subject property consists of approximately 0.5 of an acre, located on the south side of Landmeier Road, approximately 187 feet east of Crest Avenue in Elk Grove Township. **Recommendation: That variation application be granted.**
- 261150 DOCKET #7500 - J. MIERZWA, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 4 feet (existing accessory and principal); to reduce right interior side yard setback from 10 feet to .30 inches (existing accessory); and to reduce the rear yard setback from the minimum required 5 feet to 2 feet (existing accessory) for a front deck and stair addition to a single residence in the R-5 Single Family Residence District. The porch does not impede any further than the existing house. The subject property consists of approximately 0.09 of an acre, located on the west side of Latrobe Avenue, approximately 75 feet north of 49th Street in Stickney Township. **Recommendation: That variation application be granted.**
- 261151 DOCKET #7511 - 5800 WEST 51ST STREET ENTERPRISES, Owner, Application: Variation to reduce front yard setback from the minimum required 30 feet to 17.44 feet and to reduce the corner side yard setback from 30 feet to 9.34 feet for a warehouse addition in the I-3 Intensive Industrial District. The subject property consists of approximately 4.04 acres, located on the northwest corner of 51st Street and Menard Avenue in Stickney Township. **Recommendation: That variation application be granted.**
- 261152 DOCKET #7514 - C. POGAR & K. SKUPIEN, Owners, Application: Variation to reduce left side yard setback from the required 15 feet to 6 feet (existing) and to reduce right interior side yard setback from the minimum required 15 feet to 12 feet (existing) for a new front porch deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.56 of an acre, located on the west of Brainard Avenue, approximately 150 feet north of 62nd Street in Lyons Township. **Recommendation: That variation application be granted.**
- 261153 DOCKET #7515 - D. & B. GALL, Owners, Application: Variation to reduce front yard setback from the required 39 feet (at 20%) to 33 feet (existing) and to reduce corner side yard setback from the minimum required 25 feet to 11 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.57 of an acre, located on the southwest corner of 59th Place and Brainard Avenue in Lyons Township. **Recommendation: That variation application be granted.**
- 261154 DOCKET #7516 – V. & P. RAMIREZ, Owners, Application: Variation to reduce lot area from the minimum required 20,000 square feet to 16,640 square feet (existing) for a new single family residence in the R-4 Single Family Residence District. The applicant testified that the existing structure is dilapidated so they're tearing down the structure to build a new one but are staying within the footprint of the existing structure. The subject property consists of approximately 0.38 of an acre, located on the east side of Edgewood Avenue, approximately 311 feet south of 61st Street in Lyons Township. **Recommendation: That variation application be granted.**
- 261155 DOCKET #7517 - G. MENDOZA, Owner, Application: Variation to reduce left and right side yard setbacks from the minimum required 10 feet to 3 feet to replace existing detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Latrobe Avenue, approximately 249 feet north of 49th Street in Stickney Township. **Recommendation: That variation application be granted.**
- 261156 DOCKET #7518 - COUNTY OF COOK, Owner, Application: Variation to increase height of wireless telecommunication tower from the maximum allowed height of 150 feet to 200 feet for police and emergency communications in the P-1 Public Land District. The subject property consists of approximately 6.059 acres, located 600 feet south of Dundee Road, approximately 1,000 feet west of Barrington Road in Barrington Township. **Recommendation: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:

- 261157 DOCKET #7519 7476 - S. CIRONE, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 2 feet (existing principal) and to reduce left interior side yard setback from the minimum required 15 feet to 9 feet (existing accessory) for an existing detached garage in the R-3 Single Family Residence District. The subject property consists of approximately 0.90 of an acre, located on the east side of Wolf Road, approximately 480 feet north of 91st Street in Palos Township. **Recommendation: That variation application be granted.**
- 261158 DOCKET #7520 - J. & K. CARLSON, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 10.85 feet (existing) for an addition to a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.492 of an acre, located on the east side of Wolf Road, approximately 680 feet south of 59th Street in Lyons Township. **Recommendation: That variation application be granted.**
- 261159 DOCKET #7475 - COUNTY OF COOK, Owner, Application: Variation to increase the height of a wireless telecommunication tower from the maximum allowed 150 feet to 260 feet for police and emergency communications in the P-1 Public Land District. The subject property consists of approximately 60 acres, located approximately 1,000 feet east of Will-Cook Road and approximately 250 feet south of McCarthy Road in Palos Township. **Recommendation: That variation application be granted.**
- 261160 DOCKET #7476 – COUNTY OF COOK, Owner, Application: Variation to increase the height of a wireless telecommunication tower from the maximum allowed 150 feet to 260 feet for police and emergency communications in the P-1 Public Land District. The subject property consists of approximately 12.6 acres, located approximately one mile south of Sauk Trail and approximately 200 feet west of Ashland Avenue in Bloom Township. **Recommendation: That variation application be granted.**
- 261161 DOCKET #7503 - MR. & MRS. C. TUCKER MOORE, Owners, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 10,084 square feet (existing); to reduce lot width from the minimum required 150 feet to 82.5 feet (existing); to reduce front yard setback from the minimum required 50 feet to 36 feet (existing); to reduce rear yard setback from the minimum required 50 feet to 38 feet (existing); to reduce left interior side yard setback from 15 feet to 5 feet (existing); and to increase the Floor Area Ratio from the maximum allowed .15 to .37 for a new single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Ridge Road (a.k.a. Church Road) opposite the northeast corner of Winnetka Road and Ridge Road in New Trier Township. **Recommendation: That variation application be granted.**
- 261162 DOCKET #7444 - J. & M. SWANSON, Owners, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 12,768 square feet (existing) and reduce lot width from the minimum required 150 feet to 99 feet (existing) for a single family residence on septic and well in the R-4 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the southwest corner of 156th Street and 115th Court in Orland Township. **Recommendation: That variation application be granted.**
- 261163 DOCKET #7471 - J. PIECHA, Owner, Application: Variation to reduce front yard setback from the minimum required 37 feet (at 20%) to 30 feet and to reduce left interior side yard setback from the minimum required 15 feet to 11 feet for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the east side of Meadow Lane, approximately 440 feet south of Central Road in Maine Township. **Recommendation: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:

- 261164 DOCKET #7486 - E. OPFERMAN, Owner, Application: Variation to reduce the left side yard setback from the minimum required 10 feet to 4 feet 6 inches and to reduce rear yard setback from the minimum required 40 feet to 36 feet for two additions (garage and family room) in the R-5 Single Family Residence District. The subject property consists of approximately 0.38 of an acre, located on the east side of Logan Drive, approximately 1,210 feet north of 139th Street in Orland Township. **Recommendation: That variation application be granted.**
- 261165 DOCKET #7521 - J. SPEER, Owner, Application: Variation to reduce the left interior side yard setback from the minimum required 10 feet to 5 feet and to reduce distance between principal and accessory from the minimum required 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the east side of Knight Avenue, approximately 232.88 feet north of Davis Street in Maine Township. **Recommendation: That variation application be granted.**
- 261166 DOCKET #7522 - G. BARSZCZ, Owner, Application: Variation to reduce corner side yard setback from the minimum required 15 feet to 4 feet; reduce right interior side yard setback from the minimum required 10 feet to 4 feet; and increase the floor area ratio from the maximum allowed .40 to .68 for a new single family residence and to reduce the right interior side yard setback from the minimum required 10 feet to 3 feet and to reduce the rear yard setback from the minimum required 5 feet to 3 feet for a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.13 of an acre, located on the southeast corner of 48th Street and Lotus Avenue in Stickney Township. **Recommendation: That variation application be granted.**
- 261167 DOCKET #7523 - W. & B. SZYDLIK, Owners, Application: Variation to reduce rear yard setback from the minimum required 50 feet to 33 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the southwest corner of Elmwood Lane in Palatine Township. **Recommendation: That variation application be granted.**
- 261168 DOCKET #7524 - V. EVOLA, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 0 feet (existing) and to reduce right interior side yard setback from the minimum required 5 feet to 2.5 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the east side of Linden Avenue, approximately 40 feet south of Gregory Street in Norwood Park Township. **Recommendation: That variation application be granted.**
- 261169 DOCKET #7525 - K. NELSON, Owner, Application: Variation to reduce the right interior side yard setback from the minimum required 10 feet to 5 feet (existing principal); to reduce right and left interior side yard setbacks from the minimum 10 feet to 3 feet (existing accessory); and to reduce the rear yard setback from the minimum required 5 feet to 3 feet (existing accessory) for an existing above ground pool in the R-5 Single Family Residence District. The subject property consists of approximately 0.27 of an acre, located on the west side of Martin Avenue, approximately 167 feet south of Grand Avenue in Leyden Township. **Recommendation: That variation application be granted.**
- 261170 DOCKET #7526 – D. GUSKEY, Owner, Application: Variation to reduce the left interior side yard setback from the minimum required 15 feet to 10 feet (existing principal); and to reduce rear yard setback from the minimum required 50 feet to 37.5 feet for a deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of Marion Street, approximately 150 feet south of Morse Avenue in Schaumburg Township. **Recommendation: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:

- 261171 DOCKET #7527 - P & S. MAJMUDAR, Owners, Application: Variation to reduce the rear yard setback from the minimum required 40 feet to 25 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the northeast corner of Galloway Drive and McDonough Drive in Hanover Township. **Recommendation: That variation application be granted.**
- 261172 DOCKET #7528 - L. REYNO & T. CLAFFY, Owners, Application: Variation to reduce both interior side yard setbacks from the minimum required 10 feet to 3 feet; reduce front yard setback from the minimum required 30 feet to 22 feet; and to increase the floor area ratio from the maximum allowed .40 to .50 for a new single family residence and to reduce rear yard setback from the minimum 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the west side of Luna Avenue, approximately 327 feet south of 47th Street in Stickney Township. **Recommendation: That variation application be granted.**
- 261173 DOCKET #7529 - L. REYNO & T. CLAFFY, Owners, Application: Variation to reduce both interior side yard setbacks from the minimum required 10 feet to 3 feet; reduce front yard setback from the minimum required 30 feet to 22 feet; and to increase the floor area ratio from the maximum allowed .40 to .50 for a new single family residence and to reduce rear yard setback from the minimum 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the west side of Luna Avenue, approximately 302 feet south of 47th Street in Stickney Township. **Recommendation: That variation application be granted.**
- 261174 DOCKET #7530 - J. CHARALAB, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 15 feet to 5 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the west side of Evergreen Lane, approximately 200 feet south of Timberlane Drive in Northfield Township. **Recommendation: That variation application be granted.**
- 261175 DOCKET #7531 - Z. LEON, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 26.6 feet for a deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the north side of Bryn Mawr Avenue, approximately 469 feet west of Canfield Road in Norwood Park Township. **Recommendation: That variation application be granted.**
- 261176 DOCKET #7532 – K. CZERVIEN, Owner, Application: Variation to combine two lots into one and reduce lot area from the minimum required 10,000 square feet to 6,250 square feet; reduce lot width from the minimum required 60 feet to 50 feet; reduce left interior side yard setback from the minimum required 10 feet to 5 feet; reduce right interior side yard setback from the minimum 10 feet to 3 feet; reduce rear yard setback from the minimum required 40 feet to 30 feet; increase the floor area ratio from the maximum allowed .40 to .55 for a single family residence and to increase height of fence in the required front yard from the maximum allowed 3 feet to 5 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the west side of Linder Avenue, approximately 97 feet south of 49th Street in Stickney Township. **Recommendation: That variation application be granted.**
- 261177 DOCKET #7533 - M. AKRAM, Owner, Application: Variation to reduce lot width from the minimum required 150 feet to 100 feet (existing); to reduce lot area from the minimum required 40,000 square feet to 20,755 square feet (existing); reduce front yard setback from the minimum required 40 feet to 37.88 feet (existing); and to reduce left interior side yard setback from the minimum required 15 feet to 5 feet (existing) for a second story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the west side of Springsouth Avenue, approximately 300 feet south of Crest Avenue in Schaumburg Township. **Recommendation: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:

- 261178 DOCKET #7534 - R. WASIELEWSKI, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the north side of 73rd Place, approximately 478.22 feet west of Nottingham Avenue in Stickney Township. **Recommendation: That variation application be granted.**
- 261179 DOCKET #7535 - L. ELLIOT, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 26 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.64 of an acre, located on the west side of 118th Place, approximately 285 feet south of Canon Road in Orland Township. **Recommendation: That variation application be granted.**
- 261180 DOCKET # 7512 – R. & E. MUSIC, Owner, Application: Variation to reduce left interior side yard setback from the required 15 feet to 4.4 feet (existing accessory shed) in the R-4 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the west side of Long Avenue, approximately 750 feet north of Fenz Road in Schaumburg Township. **Recommendation: That variation application be granted.**

PLAT

- 261181 PLAT OF SUBDIVISION, Subject: Neverlea Estates Subdivision, being a Subdivision of part of the Southeast Quarter of Section 17, Township 41 North, Range 9 East of the Third Principal Meridian, in unincorporated Hanover Township, Cook County, Illinois. Located on the west side of Rohrson Road approximately 250 feet north of Chicago-Elgin Road in unincorporated Hanover Township. The County Map Department has investigated the above mentioned Plat of Subdivision and finds that it meets with the requirements of the Highway Department, Zoning and Subdivision regulations and that this Plat is in compliance with the Cook County Subdivision Manual, passed on April 18, 1961. The Plat of Subdivision has been checked with the Hydrologic Investigators Atlas published by the U.S. Geological Survey. **Recommendation: That the plat be approved.**

* The next regularly scheduled meeting is presently set for Tuesday, September 16, 2003.